



35 Old Fallings Lane, Fallings Park, Wolverhampton, West Midlands. WV10 8BH

A deceptively spacious semi detached property being sold with the benefit of no upward chain and although the property requires updating it offers prospective buyers an opportunity to acquire the ideal family home at a very affordable price. It is ideally situated for all essential amenities including shops, schools and public transport links. The accommodation briefly comprises, storm porch, reception hall, ground floor wc, lounge, dining room, kitchen, veranda, three bedrooms and shower room.

Offers Over £170,000 Freehold



FEATURES

- Traditional Semi Detached Home
- No Chain
- Updating Required
- Conveniently Located For All Amenities And Wolverhampton City Centre.
- 3 Bedrooms
- Ground Floor WC
- Freehold
- Council Tax Band A



ROOM DESCRIPTIONS

Storm Porch

Having wooden front door with glazed panel

Sitting Room

3.4m x 3.8m (11' 2" x 12' 6") Bay window to front, radiator and tiled fireplace.

Lounge

3.4m x 4.4m (11' 2" x 14' 5") Tiled fireplace with flame effect gas fire, radiator and French door leading to the veranda.

Kitchen

2.1m x 3.0m (6' 11" x 9' 10") Wall and base cupboards with matching work surfaces incorporating Stainless steel sink unit, splash back tiling, built in eye level oven and grill, separate gas hob, overhead extractor, radiator, window to rear and door to veranda

Veranda

5.0m x 1.8m (16' 5" x 5' 11") Tiled floor, plumbing for washing machine and door to rear garden.

Stairs and Landing

Access to roof space with loft ladder.

Bedroom 1

3.0m x 4.2m (9' 10" x 13' 9") Window to rear, radiator and fitted wardrobes.

Bedroom 2

2.7m x 3.1m (8' 10" x 10' 2") Window to front, radiator and fitted bedroom furniture.

Bedroom 3

2.1m x 3.0m (6' 11" x 9' 10") Window to rear, radiator and fitted bedroom furniture.

Shower Room

Fully tiled to all exposed walls, radiator and suite comprising, curved shower enclosure, pedestal wash hand basin and low flush wc.

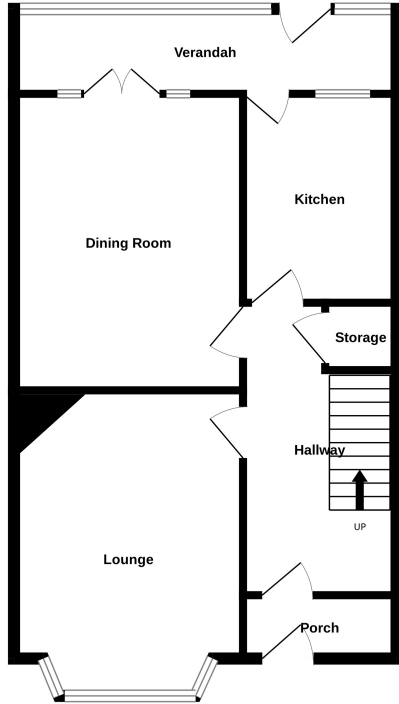
Outside

There is off road parking set behind a privet hedge and side access to the long rear garden having patio, lawn area and wooden garage

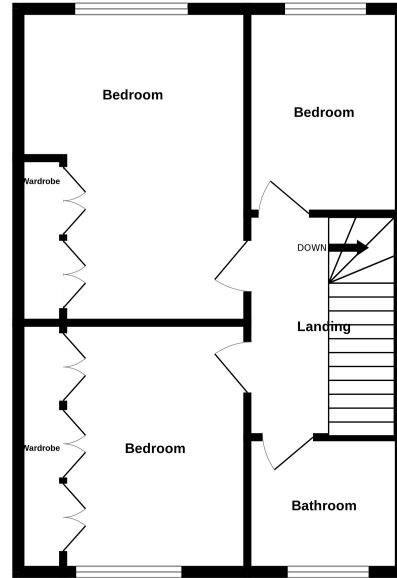
FLOORPLAN & EPC



Ground Floor



1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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